

CITY OF WINLOCK

Chapter 17.15 (URBAN GROWTH AREAS–CITIES) Amendments

PC VERSION 06-08-06 after Winlock review and scrivener errors corrections.

17.15.020 Incorporation by reference.

Lewis County adopts by reference the comprehensive plan, development regulations, and any applicable development standards adopted by the cities within Lewis County. The purpose of this adoption is to apply the plans and regulations of each city to the applicable Urban Growth Area. The following documents are specifically adopted by reference as they exist now and as they may be amended from time to time by the applicable jurisdiction. Where the document makes specific reference to other sections of the City Code for substantive requirements applicable to a particular use or property, such references shall also be included.

~~(7) Winlock~~

- ~~(a) — Comprehensive plan dated 6/30/97, Ord. 771.~~
- ~~(b) — Zoning ordinance dated 4/71, Ord. 401.~~
- ~~(c) — Development standards~~
- ~~(i) — Building code 1997 UBC adopted 12/99 by Ord. 809.~~
- ~~(ii) — Plumbing and mechanical code 1997 Uniform Plumbing Code.~~
- ~~(iii) — Fire code 1997 Uniform Fire Code.~~
- ~~(iv) — Public works Ord. 809, dated 12/99.~~
- ~~(v) — Critical Areas adopted 10/92, Ord. 696.~~

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17.15.025 Incorporation and administration by agreement.

Lewis County, in conjunction with an interlocal agreement, adopts the following comprehensive plan, development regulations, applicable development standards, and administrative procedures of the following city(ies) within Lewis County. The purposes of this adoption, in conjunction with an interlocal agreement between the county and the particular city, are to apply the particular **policies**, regulations and procedures of the county and/or a particular city, and to administer such **policies**, regulations and procedures by the particular city within its Urban Growth Area. The following **policies**, regulations and procedures of the county and/or the particular city are specifically adopted. Where the document makes specific reference to other sections of either a county code or the city **zoning and development ordinances** for substantive and procedural requirements applicable to a particular use or property, such references shall also be included.

(1) Centralia Urban Growth Area. ...

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(2) Winlock Urban Growth Area.

- (a) City of Winlock Comprehensive plan;
- (b) Development within the City of Winlock Urban Growth Area shall be governed by Lewis County policies and development regulations adopted for that area, and, where applicable, by the official zoning maps of the County; EXCEPT, that the following City and County **policies**, regulations and procedures **as adopted by Winlock**

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Ordinance and the Lewis County Code (LCC), respectively, and together with any amendments noted below, are expressly adopted for purposes of this Chapter by this reference, as follows:

- (i) Shoreline Master Program for Lewis County and Shoreline Substantial Development Permits and Exceptions under Chapter 17.25 LCC;
- (ii) Critical Areas Ordinances, Chapter 17.35 LCC;
- (iii) City of Winlock Zoning and Development Ordinances, except as expressly pre-empted by referenced portions of the Lewis County Code, noted herein.
- (iv) City of Winlock Development standards, including building, residential, plumbing, mechanical, fire and public works standards and codes.
- (v) Lewis County Code (LCC) Titles 12 & 15 LCC, all Chapters related to Telecommunications franchising and wireless communications;
- (vi) Title 17 LCC, all Chapters related to Airport obstruction zone permits;
- (c) City of Winlock ordinances for SEPA review, except where Title 17 LCC, SEPA review, is solely applicable. A city staffer shall be designated to perform the function of Responsible Official under SEPA;
- (d) Preliminary and final plats will be approved and signed by the Board of County Commissioners only after certification by the City that all elements for recording have been met.
- (e) Appeals of any decision or issued by the City hereunder, to the extent it is appealable, shall be made to a Special Deputy Hearing Examiner under contract with the County. Such appeals shall be heard in City of Winlock facilities and conducted in accord with all procedures set forth therefor under County ordinances and regulations for hearings examiner actions. City staff shall present the case report and defend the action taken in conjunction with these appeals. All appeals from the Hearing Examiner shall be by LUPA petition under Ch. 36.70C RCW.
- (f) Engineering Standards & Road Closures: road closures and weight limitations shall be administered by Lewis County pursuant to LCC Title 12.
- (g) Engineering Standards: county roads and utility installations associated with Lewis County franchises, within Lewis County rights-of-way, shall be administered by Lewis County and the Lewis County Engineer pursuant to LCC Title 12 and RCW 36.55 & 36.75, et seq.
- (h) The County shall provide the City with a copy of the following maps for the Winlock UGA area. Such maps may be copies of those published by other agencies (e.g. NFIP) or may be as depicted on an official GIS map published by the County. The City shall use such maps for determining whether or not a proposal is within an environmentally sensitive area as provided in the adopted regulations:
 - (i) FEMA Flood Insurance Rate Map (100 year floodplain)
 - (ii) Shoreline Environment Designation Map
 - (iii) Steep Slope Area
 - (iv) Geologically Hazardous Area
 - (v) Aquifer Recharge Area
 - (vi) National Wetland Inventory (NWI) Area
- (i) The City shall not approve any land use that causes resulting service levels to drop below adopted levels of service for County roads as cited in the Transportation Element of the adopted County Comprehensive Plan, without first requiring mitigation acceptable to the County. The City shall use the SEPA and/or a site plan process (whichever is applicable) to obtain approval of the County for such mitigation.
- (j) Authority over Lewis County Board of Health regulations on potable water and on-site septic systems shall be retained by Lewis County.